

SPECIAL MEETING MINUTES OF THE  
VILLAGE OF WALDO BOARD OF TRUSTEES  
MONDAY, AUGUST 26, 2019  
5:30 P.M.

1. As Trustee Chris Madgwick was running late, President Gary Dekker didn't call the meeting to order until 5:45. In attendance were the members of the Plan Commission, Paul Dirkse (attorney), the Clerk, Andrew Kanios, Lester Laack, and Hillcrest representatives Oyvind Solvang and employee Matt. Plan Commission members included Gary Dekker, Mike Hintz, Bruce Neerhof, Peter DeGroff, and Mel Schneider.
2. President Dekker led in the Pledge to the Flag.
3. President Dekker confirmed that the meeting was held in compliance with the Open Meetings Law.
4. President Dekker explained that Galan Gatzke needed to retire from the Plan Commission. Andrew Kanios kindly offered to serve, and President Dekker requested the Board to approve of his appointment. Motion to approve: Mark Spitz. Approved after a unanimous roll call vote.
5. Andrew Kanios verbalized his oath of office to the Plan Commission.
6. Chris Madgwick made a motion to temporarily adjourn to allow the Plan Commission to convene. Unanimously approved after roll call vote.  
Temporarily adjourned at 6:05 p.m.
7. Motion to reconvene at 6:54: Mark Spitz. Unanimously approved after roll call vote.
8. (a.) and (b.) Ordinance 2019-02 to Rezone 13.26 acres (Parcel 59191-772173) from Agricultural (A) to Residential (R-1) was introduced and discussed. It was noted that the Plan Commission had recommended adoption. Mark Spitz made a motion to accept the Plan Commission recommendation and approve Ordinance 2019-02 and to divide the land according to certified survey maps; **subject** to an acceptable Developer's Agreement. It was noted that one of the lots (Lot 9) is currently zoned R-2 but is intended to be developed as R-1.  
Unanimously approved after a roll call vote.  
(c.) The Developer's Agreement was reviewed and discussed. A few edits were requested. In particular was the request to include verbiage regarding the private forced sewer laterals and the shared driveway responsibilities. These homeowner responsibilities will be recorded in the deeds of conveyance. Other items clarified included the width of the walking path easement, and the Letter of Credit conditions. The edits presented were agreeable to the Board and the Developer. Paul Dirkse will include the edits and share with both parties for their confirmation and signatures. Mike Hintz made a motion to accept the Developer's Agreement with the discussed amendments, particularly Paragraph 3 "Private Improvements" and Paragraph 2.2. Seconded by Chris Madgwick. Approved.
9. Motion to Adjourn: Mike Hintz. Seconded: Mark Spitz. Adjourned.